

Fill in this information to identify the case:

Debtor 1 Daryl E. Grubb Jr.

Debtor 2 Jessica E. Grubb fka Jessica E. Palmisano
(Spouse, if filing)

United States Bankruptcy Court for the: Middle District of Pennsylvania

(State)

Case number 19-01816-HWV

Official Form 410S1

Notice of Mortgage Payment Change

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

Name of creditor: Lakeview Loan Servicing, LLC c/o LoanCare, LLC

Court claim no. (if known):

Last 4 digits of any number you use to identify the debtor's account:

9882

Date of payment change:

Must be at least 21 days after date of this notice 06/01/2021

New total payment: \$ 1,869.58
Principal, interest, and escrow, if any

Part 1: Escrow Account Payment Adjustment

1. Will there be a change in the debtor's escrow account payment?

No
 Yes.

Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why: _____

Current escrow payment: \$ 701.25 New escrow payment: \$ 715.75

Part 2: Mortgage Payment Adjustment

2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?

No
 Yes.

Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why: _____

Current interest rate _____% New interest rate: _____%

Current principal and interest payment: \$ _____ New principal and interest payment: \$ _____

Part 3: Other Payment Change

3. Will there be a change in the debtor's mortgage payment for a reason not listed above?

No
 Yes.

Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement. (Court approval may be required before the payment change can take effect.)
Reason for change: _____

Current mortgage payment: \$ _____ New mortgage payment: \$ _____

Debtor 1

Daryl E. Grubb Jr.
First Name Middle Name

Last Name

Case number (*if known*) 19-01816-HWV

Part 4: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box:

- I am the creditor.
 I am the creditor's attorney or authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief:

/s/Daniel P. Jones
Signature

Date April 16, 2021

Print: Daniel P. Jones, Bar ID# 321876
First Name Middle Name Last Name Title: Attorney for Creditor

Company Stern & Eisenberg, P.C.

Address 1581 Main Street, Suite 200 The Shops at Valley Square
Number Street
Warrington, PA 18976
City State ZIP Code

Contact phone 215-572-8111 Email djones@stemeisenberg.com

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Notice of Payment Change was served electronically through the Court's ECF System at the e-mail address registered with the Court on this Date to the following:

DATE: April 16, 2021

Stephen Wade Parker
230 York Street
Hanover, PA 17331
Mooneybkecf@gmail.com
Counsel for Debtor

Charles J. DeHart, III (Trustee)
8125 Adams Drive, Suite A
Hummelstown, PA 17036
dehartstaff@pamd13trustee.com
Bankruptcy Trustee

Asst. U.S. Trustee
228 Walnut Street
Suite 1190
Harrisburg, PA 17101
ustpregion03.ha.ecf@usdoj.gov
US Trustee

and by standard first-class mail postage prepaid to:

Daryl E. Grubb Jr.
6605 Woodland Drive
Spring Grove, PA 17362

Jessica E. Grubb fka Jessica E. Palmisano
6605 Woodland Drive
Spring Grove, PA 17362
Debtor(s)

/s/ Daniel P. Jones
By: Daniel P. Jones, Bar No: 321876
Stern & Eisenberg, P.C.
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
djones@sterneisenberg.com
Phone: 215-572-8111
Fax: (215) 572-5025
Counsel for Movant



P.O. Box 8068 | Virginia Beach, VA 23450

ANNUAL ESCROW ACCOUNT DISCLOSURE STATEMENT

DARYL EUGENE GRUBB JR
C/O STEPHEN WADE PARKER ATTY
JAMES EDWIN PALMISANO JR
230 YORK ST
HANOVER PA 17331-3270

Statement Date: 03/31/2021

Annual Escrow Account Disclosure Statement	
Loan Number:	
Review Period:	07/2020 to 05/2021
Escrow Surplus:	\$103.38

Current Mortgage Payment	
Principal and/or Interest:	\$1,153.83
Escrow (Taxes and/or Insurance):	\$718.70
Prorated Overage:	\$-17.45
Total Monthly Payment:	\$1,855.08

New Mortgage Payment	
Principal and/or Interest:	\$1,153.83
Escrow (Taxes and/or Insurance):	\$715.75
Total New Monthly Payment	\$1,869.58
Effective Due Date:	06/01/2021

Contact Us

Customer Service/Pay-by-Phone

1.800.509.0183*

*Calls are randomly monitored and recorded to ensure quality service.

Hours

Monday - Friday: 8 a.m. to 10 p.m. EST

Saturday: 8 a.m. to 3 p.m. EST

Website:

www.LakeviewLoanServicing.MyLoanCare.com

Autodraft Customers: If your mortgage payment amount has changed, we'll adjust your payment for you.

Online Bill Payment Customers: If your mortgage payment amount has changed, you will need to contact your financial services provider to adjust your payment.

Account History

The following statement of activity in your escrow account from 07/2020 through 05/2021 displays actual activity as it occurred in your escrow account during that period. If your loan was transferred by another mortgage servicer, the prior projection information may not be included below.

Month	Activity	Projected Amount	Actual Amount	Projected Escrow Balance	Actual Escrow Balance
	Starting Balance			\$4,262.87	\$-3,796.07
July	Deposit	\$718.70	\$701.25*	\$4,981.57	\$-3,094.82
July	MIP/PMI Disbursement	\$159.66	*	\$4,821.91	\$-3,094.82
July	MIP/PMI Disbursement		\$159.66*	\$4,821.91	\$-3,254.48
August	Deposit	\$718.70	\$701.25*	\$5,540.61	\$-2,553.23
August	MIP/PMI Disbursement	\$159.66	*	\$5,380.95	\$-2,553.23
August	Other Tax Disbursement		\$4,135.37*	\$1,118.08	\$-6,688.60
August	MIP/PMI Disbursement	\$159.66*		\$1,118.08	\$-6,848.26
September	Deposit	\$718.70	\$701.25*	\$1,836.78	\$-6,147.01
September	MIP/PMI Disbursement	\$159.66	*	\$1,677.12	\$-6,147.01
September	MIP/PMI Disbursement		\$159.66*	\$1,677.12	\$-6,306.67
October	Deposit	\$718.70	\$701.25*	\$2,395.82	\$-5,605.42
October	MIP/PMI Disbursement	\$159.66	*	\$2,236.16	\$-5,605.42
October	MIP/PMI Disbursement		\$159.66*	\$2,236.16	\$-5,765.08
November	Deposit	\$718.70	\$0.00	\$2,954.86	\$-5,765.08
November	MIP/PMI Disbursement	\$159.66	*	\$2,795.20	\$-5,765.08
November	MIP/PMI Disbursement		\$159.66*	\$2,795.20	\$-5,924.74
December	Deposit	\$718.70	\$701.25*	\$3,513.90	\$-5,223.49
December	MIP/PMI Disbursement	\$159.66	*	\$3,354.24	\$-5,223.49
December	MIP/PMI Disbursement		\$159.66*	\$3,354.24	\$-5,383.15
January	Deposit	\$718.70	\$0.00	\$4,072.94	\$-5,383.15
January	MIP/PMI Disbursement	\$159.66	*	\$3,913.28	\$-5,383.15
January	Hazard Insurance Disbursement		\$1,058.67	\$2,854.61	\$-6,576.21
January	MIP/PMI Disbursement	\$1,058.67	\$1,193.06*	\$2,854.61	\$-6,735.87
February	Deposit	\$718.70	\$0.00	\$3,573.31	\$-6,735.87

See reverse side for additional important information.

Loan Number: [REDACTED]

DARYL EUGENE GRUBB JR
C/O STEPHEN WADE PARKER ATTY
JAMES EDWIN PALMISANO JR
230 YORK ST
HANOVER PA 17331-3270

Surplus Amount

\$103.38

Lakeview Loan Servicing, LLC
ATTN: Cashiering Department
P.O. Box 8068
Virginia Beach, VA 23450

Due to the delinquent status of your account, we will retain your remaining surplus.

Account History						
Month	Activity	Projected Amount	Actual Amount	Projected Escrow Balance	Actual Escrow Balance	
February	MIP/PMI Disbursement	\$159.66	\$159.66	\$3,413.65	\$6,895.53	
March	Deposit	\$718.70	\$0.00	\$4,132.35	\$6,895.53	
March	MIP/PMI Disbursement	\$159.66	*	\$3,972.69	\$6,895.53	
March	City Tax Disbursement	\$1,386.95	\$1,386.95	\$2,585.74	\$8,282.48	
March	MIP/PMI Disbursement	\$156.14*	\$156.14*	\$2,585.74	\$8,438.62	
April	Deposit	\$718.70	\$10,976.95*E	\$3,304.44	\$2,538.33	
April	MIP/PMI Disbursement	\$159.66	\$156.14*E	\$3,144.78	\$2,382.19	
May	Deposit	\$718.70	\$747.07*E	\$3,863.48	\$3,129.26	
May	MIP/PMI Disbursement	\$159.66	\$156.14*E	\$3,703.82	\$2,973.12	
	Total Deposits	\$7,905.70	\$15,230.27			
	Total Disbursements	\$8,464.75	\$8,461.08			
Account Balance as of 05/31/2021						
An asterisk (*) appearing next to the amount indicates a difference from projected activity either in the amount or the date. The letter "E" next to an amount indicates that the payment or disbursement has not yet occurred, but is estimated to occur on the date shown.						
\$2,973.12						

Last year we anticipated that Disbursements would be made from your Escrow Account during the period equaling \$8,624.41. Your lowest monthly escrow balance should not have exceeded \$1,118.08, which is either 1/6 (also equal to no more than two months) of the total projected payments from the account as required by federal law or the reasonable amount required by state law or the amount required by your mortgage contract. Your actual lowest monthly balance was \$8,438.62. The items with an asterisk on your Account History may explain this. For further explanation, call our toll-free number shown under the Contact Us section on this statement.

Total Anticipated Annual Disbursement						
We anticipate paying the escrow items listed below on your behalf in the upcoming 12-month period. The dollar amount shown may be the last amount paid for that item, or we may project the amount due as defined by federal law.						
Tax	Item	Annual Expense	Anticipated Date(s) of Payment	Insurance	Item	Annual Expense
School Tax Disbursement		\$4,135.37	August 2021	MIP/PMI Disbursement	\$156.14	June 2021
City Tax Disbursement		\$1,386.95	March 2022	MIP/PMI Disbursement	\$156.14	July 2021
				MIP/PMI Disbursement	\$156.14	August 2021
				MIP/PMI Disbursement	\$156.14	September 2021
				MIP/PMI Disbursement	\$156.14	October 2021
				MIP/PMI Disbursement	\$156.14	November 2021
				MIP/PMI Disbursement	\$156.14	December 2021
				MIP/PMI Disbursement	\$156.14	January 2022
				Hazard Insurance Disbursement	\$1,193.06	January 2022
				MIP/PMI Disbursement	\$156.14	February 2022
				MIP/PMI Disbursement	\$156.14	March 2022
				MIP/PMI Disbursement	\$156.14	April 2022
				MIP/PMI Disbursement	\$156.14	May 2022

Total Anticipated Annual Disbursement = \$8,589.06

Account Projections						
Month	Projected Payments	Disbursements			Projected Escrow	Required Escrow
	Projected	Projected	Description		Account Balance	Account Balance
			<i>Beginning Balance</i>		\$2,973.12	\$3,575.76
June	\$715.75	\$156.14	MIP/PMI Disbursement		\$3,532.73	\$4,135.37
July	\$715.75	\$156.14	MIP/PMI Disbursement		\$4,092.34	\$4,694.98
August	\$715.75	\$156.14	MIP/PMI Disbursement		\$4,651.95	\$5,254.59
August	\$4,135.37	Other Tax Disbursement			\$516.58	\$1,119.22
September	\$715.75	\$156.14	MIP/PMI Disbursement		\$1,076.19	\$1,678.83
October	\$715.75	\$156.14	MIP/PMI Disbursement		\$1,635.80	\$2,238.44
November	\$715.75	\$156.14	MIP/PMI Disbursement		\$2,195.41	\$2,798.05
December	\$715.75	\$156.14	MIP/PMI Disbursement		\$2,755.02	\$3,357.66
January	\$715.75	\$156.14	MIP/PMI Disbursement		\$3,314.63	\$3,917.27
January		\$1,193.06	Hazard Insurance Disbursement		\$2,121.57	\$2,724.21
February	\$715.75	\$156.14	MIP/PMI Disbursement		\$2,681.18	\$3,283.82
March	\$715.75	\$156.14	MIP/PMI Disbursement		\$3,240.79	\$3,843.43
March		\$1,386.95	City Tax Disbursement		\$1,853.84	\$2,456.48
April	\$715.75	\$156.14	MIP/PMI Disbursement		\$2,413.45	\$3,016.09
May	\$715.75	\$156.14	MIP/PMI Disbursement		\$2,973.06	\$3,575.70

Your Projected Escrow Account Balance as of 05/31/21 is \$2,973.12. Your Required Beginning Escrow Balance according to this analysis should be \$3,575.76. This means you have a surplus of \$103.38. This surplus must be returned to you unless it is less than \$50.00, in which case we have the additional option of keeping it and lowering your monthly payments accordingly. Due to the delinquent status of your account, we will retain your remaining surplus.

LoanCare is a debt collector. This is an attempt to collect a debt, and any information obtained will be used for that purpose. However, if you filed for bankruptcy, currently are in bankruptcy or received a discharge in bankruptcy, this communication is not an attempt to collect a debt, but is instead a legally required notice regarding your escrowed taxes and insurance.

Balance Your Escrow Account

Each year your account is reviewed to make sure there is enough money to pay your property taxes and/or insurance. Federal law allows us to require a minimum balance in your account. This cash reserve helps to cover any increase in taxes and/or insurance. Subject to state law limits, your minimum balance normally equals the amount of your escrow payments for about two months. The payments made to and from your escrow account last year help predict your account activity for next year. Last year's activity also helps predict what your lowest account balance is likely to be. To balance your escrow account, we compare what your lowest account balance will likely be next year with your minimum required balance. The difference between those two numbers tells us if you need to deposit additional funds or if we will provide a refund. Any refund over \$50 will be returned to you.

\$1,119.22	Your minimum required balance
\$516.58	Your projected lowest account balance for August
\$103.38	Your escrow account surplus/shortage

Understanding Your Escrow Changes

Over the past few years, we've worked to simplify our escrow statement. Now, understanding your escrow information is even easier. In this letter, we're breaking down your statement even further to explain the changes in your escrow account information.

- Read ahead to see your escrow payment breakdown and your projected disbursements
- Get answers to some of our most frequently asked questions about escrow accounts
- See how to view your escrow information online

Your Payment Information

Your current total monthly mortgage payment is \$1,855.08. Your total amount due will change by \$14.50. Your new total monthly payment will be \$1,869.58, effective 06/01/2021.

Your Escrow Surplus

Your projected escrow account balance as of 05/31/21 is \$2,973.12. Your required beginning escrow balance according to this analysis should be \$3,575.76. This means you have a surplus of \$103.38.

- A surplus or shortage in your escrow account commonly occurs when:

- > The projected amount at closing increases or decreases
- > Your property taxes increase or decrease
- > Your homeowners insurance increases or decreases
- > You change your homeowners insurance company
- > We pay delinquent taxes on your behalf

If you have questions about an increase in your property taxes or insurance premiums, please contact your local taxing authority or insurance agent.

Your Surplus

If you have a surplus of more than \$50.00:

- > As long as your loan is current, we will issue you a check for the surplus amount. If your loan is current and your surplus check is not enclosed with your Annual Escrow Account Disclosure Statement, you can expect to receive it soon.

If you have a surplus of less than \$50.00:

- > We will keep the surplus and lower your monthly payments as noted on your statement.

Please review the Account Projections section of your Annual Escrow Account Disclosure Statement to confirm the disbursement amounts of the escrowed items. If you find errors in this information, please confirm the disbursement amounts with your local taxing authority or insurance carrier and contact us to report any discrepancies.

FREQUENTLY ASKED QUESTIONS

I thought I had a fixed rate. Why did my payment change?

Your mortgage payment is made up of two parts: your loan payment (principal and interest) and your escrow payment (taxes and insurance). Your loan payment does not increase or decrease unless you have an adjustable rate mortgage (ARM). The portion of your monthly mortgage payment that goes toward escrows (taxes, homeowners and/or mortgage insurance) will change based on your projected amounts due to be paid.

Your Mortgage Payment



* Your escrow payment may consist of the items in the three categories shown in gray.

Please note: this chart is provided for demonstration purposes only and is not intended to represent the specific amount you have in each category.

Why is there extra money in my escrow account?

Your escrow account makes sure you have money set aside to pay the necessary taxes and insurance.

A certain amount of the funds in your escrow account are designated to help keep your account from going negative. We call that an escrow cushion.

Think of your cushion as overdraft protection for your escrow account. Your cushion is designed to help offset any small changes in your tax and/or insurance bills. This helps lessen the burden of an escrow shortage when your escrow analysis is completed. Cushions typically cannot be waived or removed.



Subserviced by LoanCare

P.O. Box 8068 | Virginia Beach, VA 23450

Check Your Information Online

Visit www.LakeviewLoanServicing.MyLoanCare.com to:

- > View your current escrow account balance
- > View your payment information
- > View your estimated tax disbursement amounts
- > View your insurance premiums
- > Enroll for email notifications when escrow disbursements are made

If You Need Assistance



Our representatives are ready to assist you should you need further information or have additional questions or concerns. Call 1.800.509.0183 Monday-Friday, 8:00 A.M.-10:00 P.M. Eastern Time, and Saturday, 8:00 A.M.-3:00 P.M. Eastern Time.

Sincerely,

Escrow Department
Lakeview Loan Servicing, LLC
NMLS ID 2916

This summary is not a substitute for the Annual Escrow Account Disclosure Statement and it is important that you still review the enclosed Annual Escrow Account Disclosure Statement in its entirety.

TO THE EXTENT THE FAIR DEBT COLLECTION PRACTICES ACT (FDCPA) AND/OR STATE DEBT COLLECTION LAWS ARE APPLICABLE, PLEASE BE ADVISED THAT THIS COMMUNICATION IS FROM A DEBT COLLECTOR AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

TO THE EXTENT YOUR OBLIGATION HAS BEEN DISCHARGED IN BANKRUPTCY, IS SUBJECT TO THE AUTOMATIC STAY OR IS PROVIDED FOR IN A CONFIRMED PLAN, THIS COMMUNICATION IS FOR INFORMATIONAL PURPOSES ONLY, AND DOES NOT CONSTITUTE A DEMAND FOR PAYMENT OR AN ATTEMPT TO IMPOSE PERSONAL LIABILITY FOR SUCH OBLIGATION.

How can I lower my escrow?

You may seek additional insurance quotes while maintaining the required coverage. You may contact your taxing authorities and ensure that you have taken advantage of all applicable exemptions. If you are able to reduce the cost of your insurance and/or are approved for an exemption, please make sure to provide us updated information.

Can I prepay my escrow so that my payments don't change?

No. You are required to pay 1/12th of each escrowed item monthly with your principal and interest payment.